



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: MARCH 18, 2002

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMEMBERS MACK and WEEKLY

NOTE: COUNCILWOMAN McDONALD sat in for COUNCILMAN WEEKLY who could not attend.

Also Present: DEPUTY CITY MANAGER DOUG SELBY, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT MANAGER DAVID ROARK, CITY CLERK BARBARA JO RONEMUS, and DEPUTY CITY CLERK ANGELA CROLLI

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:04)

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AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: MARCH 18, 2002**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and Nevada Hospitality Service, LLC, (NHS) for a news/sundry stand at the Downtown Transportation Center (DTC) located at 300 North Casino Center Boulevard (\$4,800 minimum first year revenue - Transportation Services - Miscellaneous Rentals) - Ward 5 (Weekly)

Fiscal Impact☒**No Impact****Amount:** \$4,800 min. 1st yr. revenue☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Transportations Svs/Misc. Rentals**PURPOSE/BACKGROUND:**

This Lease is for apx. 350 sq. ft. for the sale of reading material, snack foods, tobacco products, & various sundry items. The initial term is for 5 yrs. w/an additional 5-yr. option. 1st yr. rent \$400/month or 5% of gross rev. on news stand & 10% on sundry stand, whichever is greater (1st yr. rev. min.=\$4,800). 2nd-5th yr. rent increases to \$500/month or 6% of gross rev. on news stand & 10% on sundry stand, whichever is greater (annual rev. min.=\$6,000). 6th-10th yr. rent increases to \$1,000/month or 8% of gross revenue on news stand & 12% of sundry stand, annual rev. min.=\$12,000.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Lease Agreement (news/sundry stand)

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Items 1 through 4 be held in abeyance to the 4/1/2002 Real Estate Committee Meeting. **COUNCILMAN MACK** concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF MARCH 18, 2002

Item 1 - Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and Nevada Hospitality Service, LLC, (NHS) for a news/sundry stand at the Downtown Transportation Center (DTC) located at 300 North Casino Center Boulevard

MINUTES – Continued:

DAVID ROARK, Manager, Real Estate and Asset Management Division, explained that a letter was sent to the Bureau of the Blind informing them about the opportunity to match the private investors' offer for the leasing space for vending stands at the Downtown Transportation Center (DTC). They in turn asked to have until March 29, 2002 to decide. Therefore, he requested that Items 1 through 4 be held in abeyance to the April 1, 2002 Real Estate Committee Meeting.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:04 – 3:07)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: MARCH 18, 2002

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and Nevada Hospitality Service, LLC, (NHS) for an automatic teller machine (ATM) at the Downtown Transportation Center (DTC) located at 300 North Casino Center Boulevard (\$6,000 minimum first year revenue - Transportation Services - Miscellaneous Rentals) - Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

Amount: \$6,000 min. 1st yr. revenue

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source: Transportations Svs/Misc. Rentals

PURPOSE/BACKGROUND:

This Lease is for apx. 50 sq. ft. for the placement of an ATM machine. The initial term is for 5 yrs. w/an additional 5-yr. option. Initial monthly rent is \$500 or 25% of net sales, whichever is greater (1st yr. rev. min.=\$6,000). 2nd-5th yr. rent increases to \$650 monthly or 30% of net sales, whichever is greater (annual rev. min.=\$7,800); 6th-10th yr. rent increases to \$1,200 monthly or 30% of net sales, annual rev. min.=\$14,400.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Lease Agreement (ATM)

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Items 1 through 4 be held in abeyance to the 4/1/2002 Real Estate Committee Meeting. COUNCILMAN MACK concurred.

MINUTES:

DAVID ROARK, Manager, Real Estate and Asset Management Division, was present.

NOTE: All discussion pertaining to Items 1 through 4 was held under Item 1.

(3:04 – 3:07)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: MARCH 18, 2002**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and Nevada Hospitality Service, LLC, (NHS) for a storage area at the Downtown Transportation Center (DTC) located at 300 North Casino Center Boulevard (\$3,600 first year revenue - Transportation Services - Miscellaneous Rentals) - Ward 5 (Weekly)

Fiscal Impact☒**No Impact****Amount:** \$3,600 1st yr. revenue☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Transportations Svs/Misc. Rentals**PURPOSE/BACKGROUND:**

This Lease is for apx. 600 sq. ft. for storage of newspapers, magazines, candy, snack food, tobacco products and various other sundry items. The initial term is for 5 yrs. w/an additional 5-yr. option. 1st yr. rent \$300/month. 2nd yr. rent \$400/month (\$4,800 annually); 3rd - 5th yr. rent \$500/month (\$6,000 annually). 6th - 10th yr. rent increases to \$1,000/month (\$12,000 annually).

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Lease Agreement (storage area)

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Items 1 through 4 be held in abeyance to the 4/1/2002 Real Estate Committee Meeting. **COUNCILMAN MACK** concurred.

MINUTES:

DAVID ROARK, Manager, Real Estate and Asset Management Division, was present.

NOTE: All discussion pertaining to Items 1 through 4 was held under Item 1.

(3:04 – 3:07)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: MARCH 18, 2002**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and Nevada Hospitality Service, LLC, (NHS) for a food cart at the Downtown Transportation Center (DTC) located at 300 North Casino Center Boulevard (\$7,800 minimum first year revenue - Transportation Services - Miscellaneous Rentals) - Ward 5 (Weekly)

Fiscal Impact☒**No Impact****Amount:** \$7,800 min. 1st yr. revenue☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Transportations Svs/Misc. Rentals**PURPOSE/BACKGROUND:**

This Lease is for apx. 250 sq. ft. of space located apx. 30' outside the DTC to the east for selling hot dogs, coffee, soft drinks, pretzels, chips and various snack and non-alcoholic beverage items. The initial term is for 5 yrs. w/an additional 5-yr. option. Rent for initial term is \$650/month or 5.5% of gross revenue, whichever is greater (annual min. rev. = \$7,800). 6th-10th yr. rent increases to \$1,200 monthly or 8% of gross revenue, whichever is greater (annual min. rev = \$14,400).

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Lease Agreement (food cart)

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Items 1 through 4 be held in abeyance to the 4/1/2002 Real Estate Committee Meeting. COUNCILMAN MACK concurred.

MINUTES:

DAVID ROARK, Manager, Real Estate and Asset Management Division,

NOTE: All discussion pertaining to Items 1 through 4 was held under Item 1.

(3:04 – 3:07)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: MARCH 18, 2002**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a letter from Community College of Southern Nevada to terminate an Interlocal Agreement between the Board of Regents of the University and Community College System of Nevada on behalf of the Community College of Southern Nevada (CCSN) and the City of Las Vegas (CLV) for the construction of soccer fields - Ward 1 (M. McDonald)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The Interlocal Agreement was entered into on 6/30/00 for the construction of soccer fields. Since that time, CCSN has formally contacted CLV through a letter dated 2/21/02 in an effort to exercise Section IV (B) of the Interlocal Agreement dated 6/30/00. CCSN will return CLV's cash contribution to date, together with return of CLV's in-kind contribution of certain lighting standards.

RECOMMENDATION:

Staff recommends approval and allow the Real Estate Division to sign and return a letter of acceptance to terminate Interlocal.

BACKUP DOCUMENTATION:

1. 2/21/02 Letter from University and Community College System of Nevada
2. 6/30/00 Interlocal

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF MARCH 18, 2002

Item 5 – Discussion and possible action regarding a letter from Community College of Southern Nevada to terminate an Interlocal Agreement between the Board of Regents of the University and Community College System of Nevada on behalf of the Community College of Southern Nevada (CCSN) and the City of Las Vegas (CLV) for the construction of soccer fields

MINUTES – Continued:

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated that the Community College of Southern Nevada (CCSN) has formally notified the City of Las Vegas through a letter to terminate the Interlocal Agreement. CCSN will return to the City the \$200,000 already paid to them, as well as the City's in-kind contribution of certain lighting features. MR. ROARK recommended a Do Pass.

COUNCILMAN MACK clarified with MR. ROARK that the money would go back into the City's park priority list and be reallocated. MR. ROARK indicated that when this interlocal agreement was considered for an amendment, COUNCILMAN McDONALD asked that the \$200,000 be reallocated to the All American Sports Park. However, he believes that the entire amount would have to be reallocated. DOUG SELBY, Deputy City Manager, indicated that the actual action taken by the City Council would need to be reviewed because there was discussion about the possible allocation between All American Sports Park and the current Fire Fighters Memorial Park. He added that COUNCILMAN McDONALD was reserving those funds to rehabilitate the Buffalo House, should the Nevada Youth Football League fail on its obligation. However, it appears that they are working diligently on the rehabilitation.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:07 – 3:10)

REAL ESTATE COMMITTEE AGENDA
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CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None.

THE MEETING ADJOURNED AT 3:10 P.M.

Respectfully submitted:_____

ANGELA CROLLI
March 18, 2002